



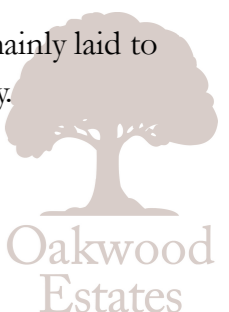
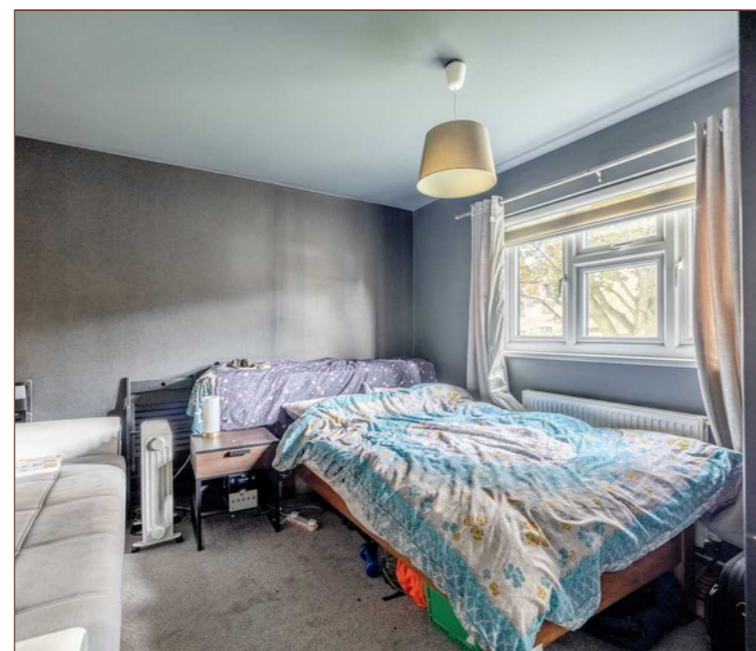
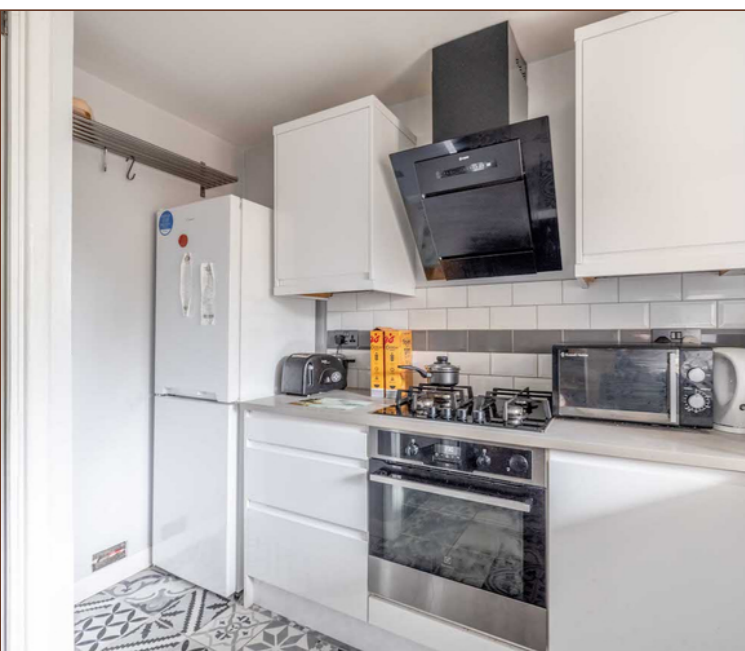
This ideal first time purchase is located within a highly sought after Lent Rise School catchment. Coulson Way is a residential cul de sac which is popular with commuters due to the excellent proximity to public transport. Taplow train station (Elizabeth Line) is located just 0.7 mile away and both M4 jct 7 and the M40 are easily accessible.

Further improving the area are the excellent local school such as Lent Rise School, Our Lady of Peace School & Burnham Grammar School all of which are only a short walk away.

This truly unique ground floor maisonette has been entirely refurbished in the recent years and is ready for the next owner to move straight into. The property comprises of ONE double bedroom, a huge 18ft lounge, newly fitted modern kitchen & bathroom. The property has been kept in excellent condition throughout with no work needed.

Patio doors in the lounge lead out onto a private patio area and secluded rear garden mainly laid to lawn. Secure gated residents parking can be found to the rear of the property.

Sold with NO ONWARD CHAIN and ready to move to your timescales.



Property Information

-  GROUND FLOOR MAISONETTE WITH OWN ENTRANCE
-  18FT LOUNGE/DINER
-  SECURE GATED PARKING
-  NO ONWARD CHAIN
-  QUIET CUL DE SAC LOCATION
-  LARGE ONE BEDROOM WITH MODERN FITTINGS
-  PRIVATE SOUTH FACING REAR GARDEN & PATIO
-  SHORT WALK TO LENT RISE SCHOOL
-  0.7 MILES TO TAPLOW TRAIN STATION (ELIZABETH LINE)
-  NO GROUND RENT

					
x1	x1	x1	x1	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Transport Links

Taplow (0.7 Miles)
Burnham (1.0 Miles)
Maidenhead (2.6 Miles)

All of these lines are on the Crossrail terminal which will take trains into Bond Street within 34 Minutes. The M4 (jct 7) is approximately 1.5 miles distant, as is the M40 (jct 2) and these in turn provide access to the M25, M3 and Heathrow Airport. British Rail connections

Bus stops are within walking distance off the Eastfield road leading into Burnham and Slough.

Lease Information

From information that has been provided by the current owner we understand the lease details to be as below.

- Current remaining lease length - 95 Years
- Current service charge £95pcm
- No ground rent to be paid

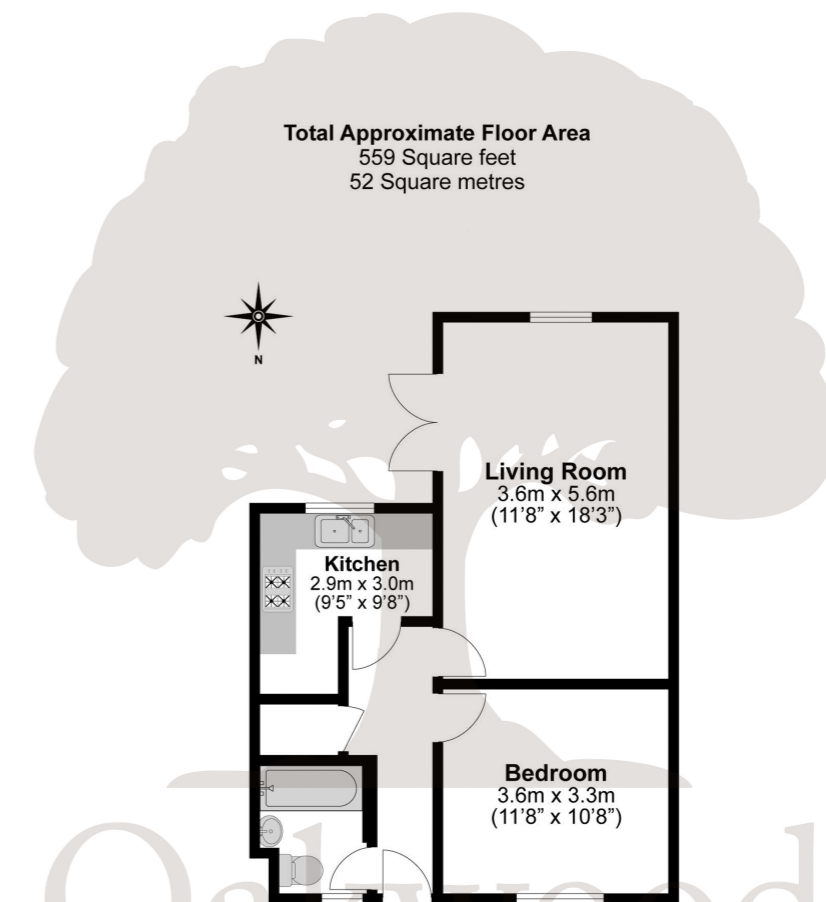
Location

Burnham Village offers good local shopping facilities and the larger centres of Windsor, Maidenhead, Beaconsfield and High Wycombe are within easy reach and offer more extensive facilities. The surrounding area provides excellent schooling for children of all ages both in the private and state sector, the state sector still being run on the popular grammar school system. Sporting/leisure facilities abound in the area with many notable golf courses, riding and walking in Burnham Beeches. Cliveden the famous National Trust property is nearby and there are numerous sports clubs including tennis, rugby and football, various fitness centres and racing at Ascot and Windsor. The River Thames is within easy reach, being about three miles away.

Council Tax

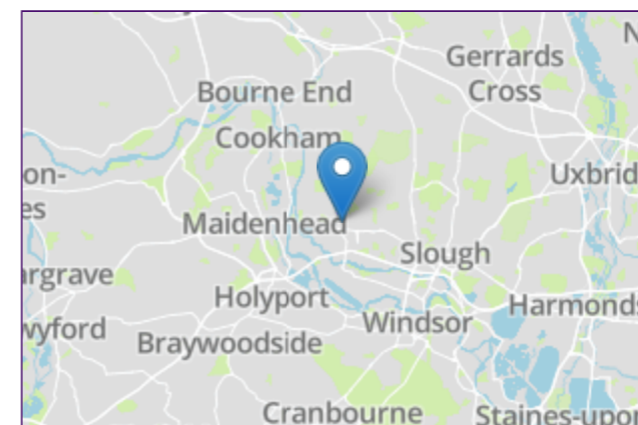
Band B

Floor Plan



Illustrations are for identification purposes only, measurements are approximate, not to scale.

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			